

The Challenge of Suburban Revitalization



2012

Suburban Blight

TODAY – More poor in
suburbs than cities

U.S. 55%

Richmond Metro 54%

Chesterfield poor

4.8% in 2000

6.1% in 2009



Older Suburban Area Challenges

- Inadequate housing stock
- Obsolete commercial and industrial property
- Shrinking tax base
- Aging infrastructure
- Increasing police & social services

Revitalization Strategy

Re-establish Healthy Communities

- Jefferson Davis Corridor
- Ettrick Village
- Cloverleaf Mall Area

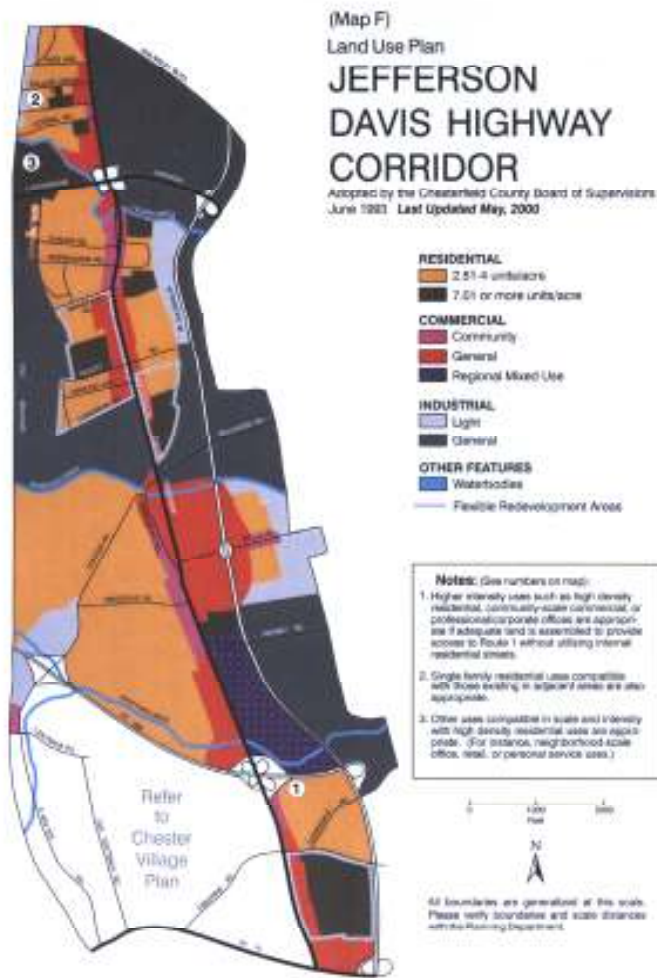
Sustain older residential and commercial areas

Infill and Redevelopment

Preventing Blight - dominate future issue



Jefferson Davis Corridor Plan



Key Initiatives:

1. Jefferson Davis Association Formed
2. Enterprise Zone Established
3. Neighborhood & Housing Improvement
 - Neighborhood Parks
 - Housing Rehabilitation
 - New Housing
4. Business Incubator
5. Pro-Active Code Enforcement and community policing







Jefferson Davis Study

2008

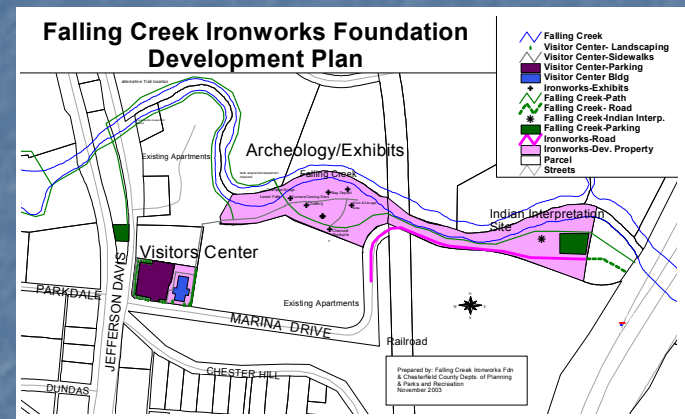
- Crime down
 - \$475 million in new investment
3. \$4.3 million
increase in annual
real estate taxes



Much More To Do!

Jefferson Davis Association Initiatives

- Streetscape Improvements
- Development
 - Trailer Park Redevelopment
- 3. Housing Improvement
- 4. Quality of Life
 - + History
 - Ironworks site
 - Historic Route 1 Corridor
 - + Parks/River Access



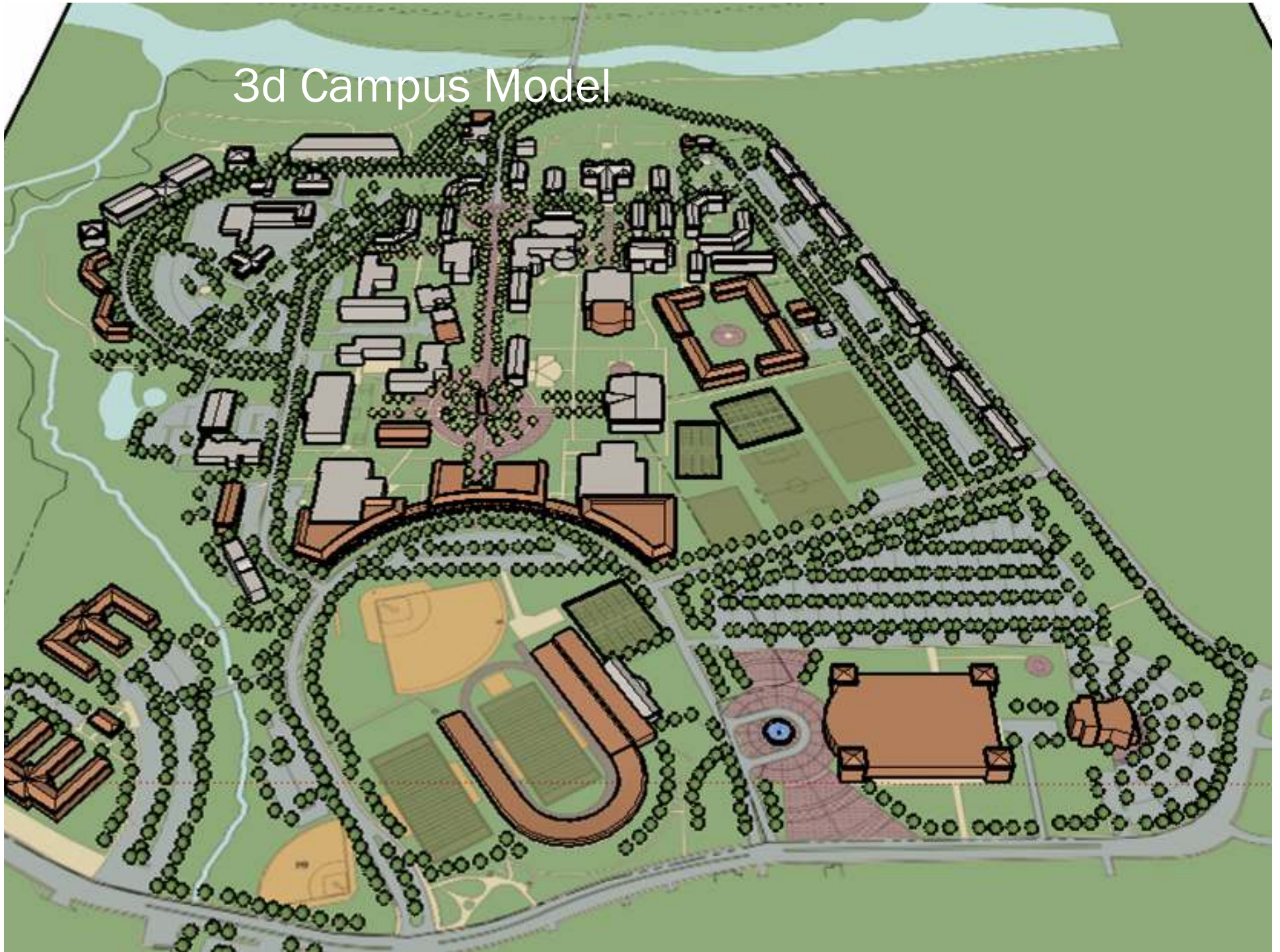


Ettrick Village Initiatives

- Virginia State University Expansion
- Blighted buildings removal
- Chesterfield Avenue Improvements
 - College-town retail
 - Streetscape improvements
- 4. Housing – new and rehabilitation



3d Campus Model



Chesterfield Avenue



Chesterfield Avenue Today





Chesterfield Avenue Planned

Cloverleaf Mall Redevelopment

Replace Mall with a new
Mixed Use Center

- retail
- restaurants
- Multi-family residential
- office





VICINITY MAP

Stonebridge

SITE DATA

PARCEL	ACRES
RETAIL/COMMERCIAL PARCEL	35.41 ±
RETAIL/COMMERCIAL PARCEL	11.42 ±
MULTI-PARCEL PARCEL	17.94 ±
TOTAL (APPROX.)	14.27 ±
TOTAL ACRES	12.15 ±

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Option 3

Date: September 18, 2009
 September 30, 2009
 October 20, 2009
 March 4, 2010



Chesterfield County, Virginia

Stonebridge Phase 1 Schedule



Kroger grocery store 123,000 sq. ft.Nov 2012
Small shops/restaurants 20,000 sq. ft.2013





E Midlothian Turnpike Corridor Streetscape Improvements



At Chippenham Parkway Looking West



Suburban Blight

Preventing blight and
deterioration

Most important challenge
facing
Chesterfield County

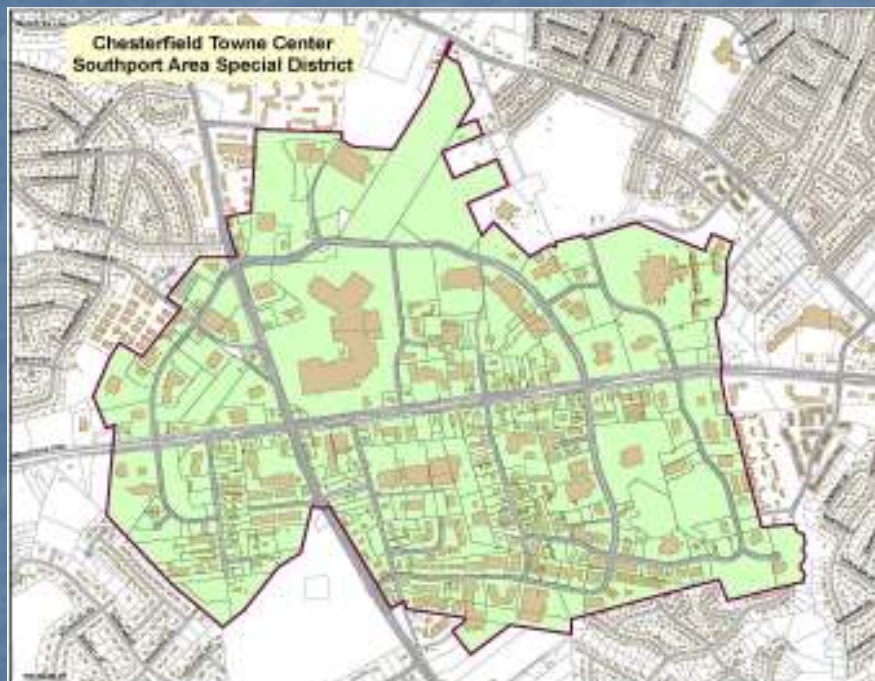


How to Prevent Blight

- Be Pro-active –
 - Citizens/Government
- 2. Maintain Buildings and Yards
 - Broken Window Theory
 - Code Enforcement/Incentives
- Encourage New Development in older communities
- 4. Maintain Quality Schools



Blight Prevention



Chesterfield Towne Center Streetscape
Project – Special Tax District



Hull Street Road Revitalization Project

What You Can Do

- REMEMBER: Progress results from a small determined group of citizens
- Prepare Neighborhood Plan

Example

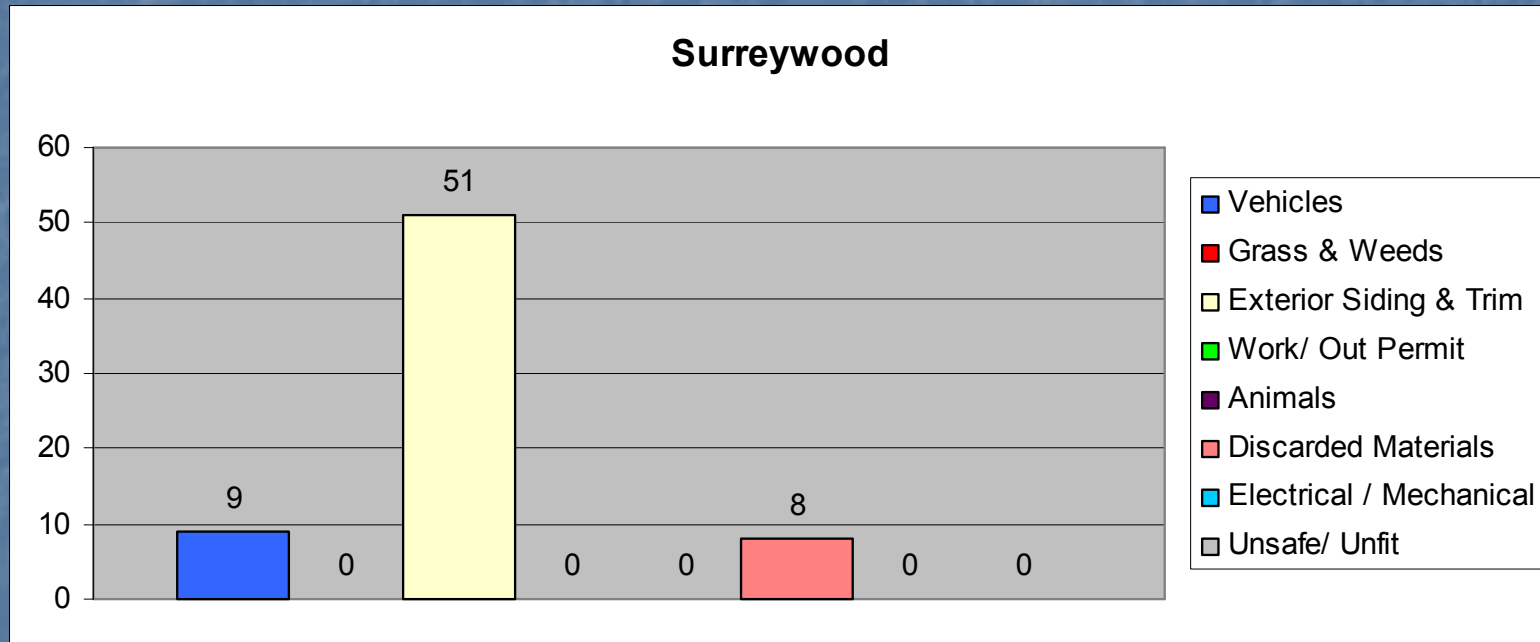
1. Priority Projects
 - Neighborhood Cleanup
 - Pro-active Code Enforcement
2. Two – Five Year Projects
 - Neighborhood Park
 - Sidewalk to school
3. Longrange Projects
 - New grocery store
 - Highway streetscape Improvements



County Services Can Help

- Fix deteriorated structures 748-1779
- Remove junk, tall weeds and other maintenance problems 748-1500
- Rehabilitation Tax Incentive Programs 748-1321
 - Residential: 8 year abatement
 - Commercial/Industrial: 5 year abatement
- Enterprise Zone: Financial incentives for businesses to locate in older areas 318-8559
- Community Data 748-1050
- Streetlight Program 748-1035
- Crime Prevention 318-8699
- Anti-Litter Program 751-2227

Pro-Active Code Enforcement



Property Maintenance – neighbors respecting neighbors

Sustain Our Communities Committee

Helping Communities Help Themselves

Chesterfield Connections
Chesterfield County, Virginia

Providing a FIRST CHOICE
community through
excellence in public service
Información en **Español**

Sections

- [Revitalization Office Home](#)
- [Jefferson Davis Corridor](#)
- [Etrick Village](#)
- [Cloverleaf Mall](#)
- [Tools to Address and Prevent Blight](#)
- [Measurement of Community Health](#)
- [Sustain Our Communities Committee](#)
- [Community Revitalization Toolkit](#)
- [Community Organizations](#)
- [Contact Revitalization Office](#)



Residents


Businesses


Tourism/Leisure


SEARCH:

Gateway Chesterfield

Government & Officials

County Departments

News & Events

Facts & Information

Public Safety

Services Index

Revitalization Office

Sustain Our Communities Committee

Citizens Helping Communities Help Themselves in Chesterfield

The SOCC was established by the Chesterfield County Board of Supervisors on December 13, 2006.



BEFORE – Park Lee

AFTER – Winchester Green

SOCC tools to Educate, Involve, and Support Communities

[Community Revitalization Toolkit](#) - Information on how to create and maintain successful civic organizations, which are vital to sustaining older residential and business areas in Chesterfield County.

[Citizen's Guide](#) - Quick access to Chesterfield County contacts

Chesterfieldcommunities.com

The Path Forward Report

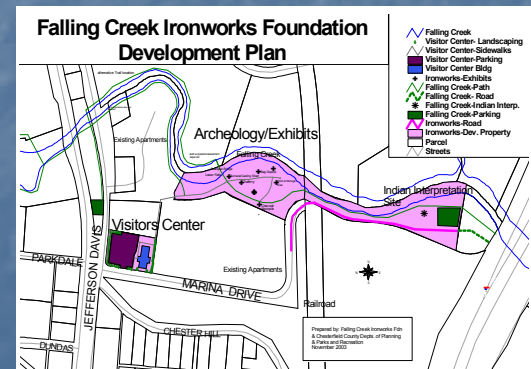
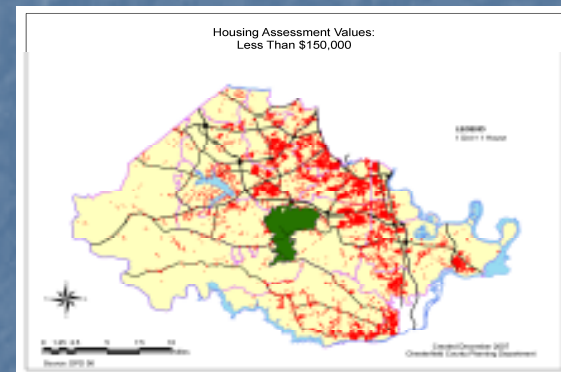
SOCC 2010

Builds on Previous Studies

Adds National Research
and Virginia Benchmarking

Recommendations

- Help citizens help themselves
- Improve existing programs
- New initiatives



Key Future Programs

Redevelop select blighted properties



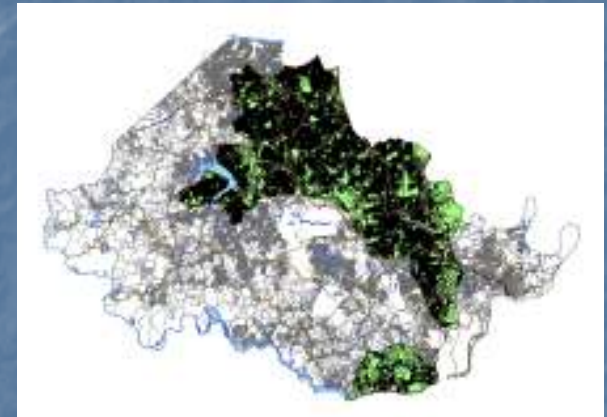
Streetscape Improvements to
Established Commercial
Corridors



Blight Has Countywide Financial Impact

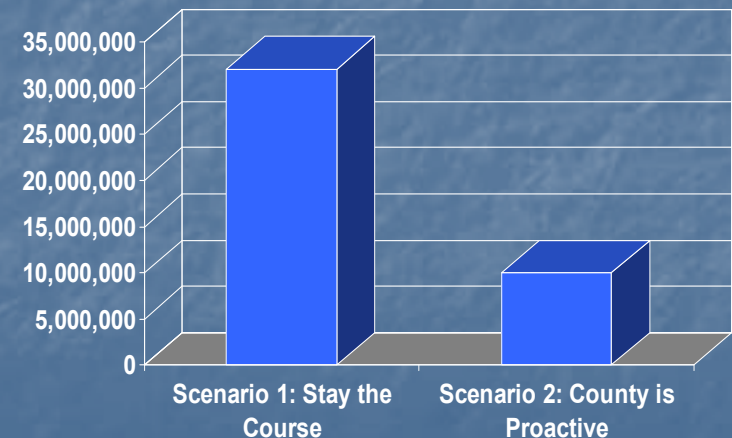
- If older areas lag countywide assessment trend by 10%:

\$ 20 m annual tax loss



2. Year 2000 Blight Study:

\$ 32 m annual tax loss
from blight if
no prevention programs

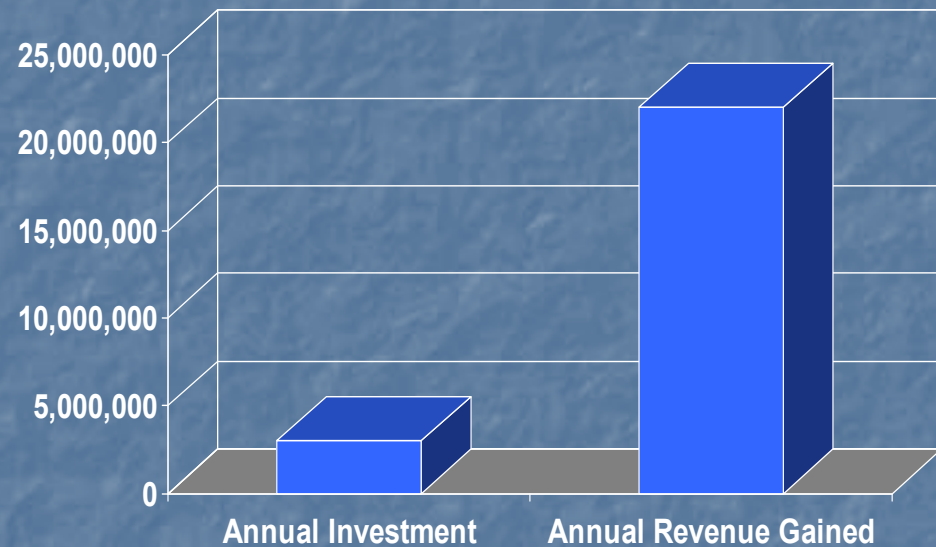


Blight Prevention Pays

Year 2000 Study

\$ 3 m annual investment
in blight prevention

Yields \$ 22 m annual tax
savings



“An ounce of prevention
is worth
A pound of cure”